

CITIZEN SUMMARY

FEDERAL FY2001 (FFY01) ACTION PLAN FOR COMMUNITY DEVELOPMENT

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FEDERAL FY2001 DRAFT ACTION PLAN FOR COMMUNITY DEVELOPMENT CITIZEN SUMMARY

INTRODUCTION

This Citizen Summary of the City of Boston's Federal Fiscal Year 2001 (FFY2001) Draft Action Plan for its Consolidated Plan for Community Development is provided to enable Boston residents, businesses and community-based organizations to better understand how the City of Boston proposes to use the community development resources that it expects to receive during the period July 1, 2001 - June 30, 2002. Although not required by HUD regulation, the City believes that this Citizen Summary will better facilitate a public understanding of the City's community development objectives by distilling the information contained in the full Draft Action Plan into a much shorter and easier-to-understand format. This document also provides additional information, not required by HUD, such as more complete program descriptions, contact phone numbers and website addresses to facilitate public access to information about the City's community development activities.

Copies of the complete Draft Action Plan are available to the public at no charge (limit one copy per organization) at the Bid Counter, Department of Neighborhood Development, 26 Court Street, 10th floor, starting April 9, 2001. Reference copies of the complete Draft Action Plan are also available at the Government Documents Desk of the Boston Public Library, and at the Program Development Division of the Department of Neighborhood Development, 26 Court Street, 11th floor. In addition, copies of the 4-Year Consolidated Plan for Community Development are also available at the above locations.

This Draft Action Plan represents a continued commitment by the City of Boston to deliver on the goals established in its 4-year Consolidated Plan for Community Development. The process of developing this year's Action Plan began with a city-wide public hearing held on March 13. The City sent notices to approximately 400 community organizations and community leaders inviting them to attend and testify at the hearing regarding priorities for housing, economic development and other community development programs. The letter also encouraged interested citizens to submit written testimony which would be taken into consideration in preparing the Draft Action Plan if it was received by March 23. Twenty one people attended the hearing and sixteen testified. Additional written testimony was received from six organizations and e-mail was received from two individuals. From March 24 through April 6, city staff prepared the draft Action Plan which was issued on April 9. A letter announcing the availability of the draft Action Plan was mailed to approximately 400 organizations and individuals on April 6 and the availability of the Plan was advertised in the Boston Globe on April 9.

Comments on this Draft Action Plan will be accepted in two manners: 1) a Public Hearing will be held on Thursday April 26, 2001, from 6:30 p.m. to 8:30 p.m. in the Winter Chambers, 26 Court Street, 1st floor, Boston, MA; and 2) written comments will be accepted through 4:00 p.m. Tuesday May 8, 2001. Written comments should be addressed to the following address:

FY2001 Draft Action Plan
c/o Program Development Division
City of Boston Department of Neighborhood Development
26 Court Street, 11th floor
Boston, MA 02108
or
actionplan.dnd@ci.boston.ma.us

This Citizen Summary is divided into 4 Sections:

1. **Priorities for FFY2001**: This section describes the key community development issues that the City of Boston has identified as priority issues for the coming fiscal year.
2. **Summary of the Sources and Uses of Resources**. This section shows both where the funding for Boston's community development activities is coming from, and what programs/initiatives these funds will be used to support.
3. **Program Descriptions**. This section provides short descriptions of each program to be offered in FFY2000, including estimated output levels and geographic targeting (if any).
4. **Reference Maps**. A number of maps have been provided to enable the public to better understand the geographic distribution of these program services.

COMMUNITY DEVELOPMENT PRIORITIES FOR FEDERAL FISCAL 2001

I. AFFORDABLE HOUSING

In October of 2000, the City of Boston released its *Leading The Way* housing strategy. This is a 3-year strategy from July 1, 2000 through June 30, 2003. In *Leading The Way* the City first documents the housing issues facing not only the City of Boston but also the entire metropolitan area as rapid economic growth puts increasing pressures on the housing market. *Leading The Way* then outlines a detailed \$2 billion strategy to address those issues. In March of 2001, the Regional Office of the U.S. Department of Housing and Urban Development nominated *Leading The Way* for a national best practices award. Key elements of the *Leading The Way* strategy include:

1. 7,500 new units of housing started
 - 2,100 of those units will be City-assisted units at least 40% of which will be affordable to low-income households and the homeless, and 40% will be affordable to moderate-income working families
 - 1,100 of those units will be created by reclaiming all remaining vacant public housing units in Boston
 - 4,300 of those units will be privately financed market rate units.
2. 10,000 existing units preserved
 - Preserve at least 75% of the at-risk Federally-financed housing (3,100 units)
 - Preserve 100% of the at-risk low-income State-financed SHARP units (1,242 units)
 - Preserve 3,000 units in owner-occupied properties with rehabilitation assistance
 - Assist 2,000 renter households achieve housing security by becoming first-time homeowners

The following are excerpts from the *Leading The Way* report. For a complete copy of *Leading The Way*, contact Karen Petras, DND Program Development Division at 617-635-0259. *Leading The Way* can also be directly downloaded from the internet at the following address : http://www.cityofboston.gov/DND/W2_Housing_Strategy_Report.pdf. Additionally the first 6-month Performance Report on *Leading The Way* can also be obtained by calling the above number.



Boston is struggling with the impacts of the strong economy and the regional deficit of affordable housing. Rapidly appreciating property values, skyrocketing rents and increased homelessness are all symptoms of a housing market badly out of balance.

The breadth and complexity of the impact on Boston as a result of the strong economy and regional housing imbalance can be seen in the facts that document Boston's current housing crisis:

House Prices: The median home price in Boston is \$224,000 in the second quarter of 2000 – up 23% from the same time last year. The combination of these price increases *and* interest rate increases makes homeownership increasingly unattainable for the average Boston renter. *Only one of four Bostonians has the necessary income to afford a home of \$224,000.* The following table shows how house prices have changed in Boston's neighborhoods between 1998 and mid 2000. For each neighborhood, the housing type that makes up the largest proportion of that neighborhood's real estate transactions has been chosen.

HOUSE PRICE GROWTH BY NEIGHBORHOOD 1998 – 2000

Neighborhood	MOST COMMON HOUSING TYPE	MEDIAN PRICE 1998	MEDIAN PRICE 2000	DOLLAR CHANGE 1998-2000	PERCENT CHANGE 1998-2000
ALLSTON/BRIGHTON	Condominium	\$95,500	\$129,000	\$33,500	35%
BACK BAY/BEACON HILL	Condominium	\$300,000	\$350,000	\$50,000	17%
CENTRAL	Condominium	\$217,500	\$286,750	\$69,250	32%
CHARLESTOWN	Condominium	\$219,200	\$321,000	\$101,800	46%
DORCHESTER	Three Family	\$145,000	\$220,000	\$75,000	52%
EAST BOSTON	Three Family	\$120,000	\$215,000	\$95,000	79%
FENWAY/KENMORE	Condominium	\$164,000	\$169,600	\$5,600	3%
HYDE PARK	Single Family	\$129,000	\$180,000	\$51,000	40%
JAMAICA PLAIN	Condominium	\$143,000	\$175,000	\$32,000	22%
MATTAPAN	Single Family	\$114,200	\$158,900	\$44,700	39%
ROSLINDALE	Single Family	\$155,250	\$215,000	\$59,750	38%
ROXBURY	Three Family	\$103,000	\$200,000	\$97,000	94%
SOUTH BOSTON	Condominium	\$142,000	\$189,500	\$47,500	33%
SOUTH END	Condominium	\$205,000	\$319,000	\$114,000	56%
WEST ROXBURY	Single Family	\$194,500	\$256,500	\$62,000	32%
CITYWIDE	Single Family	\$148,900	\$206,250	\$57,350	39%
	Two Family	\$164,600	\$225,000	\$60,400	37%
	Three Family	\$150,000	\$229,750	\$79,750	53%
	Condominium	\$175,000	\$215,000	\$40,000	23%
	All	\$165,000	\$224,000	\$59,000	36%

DATA SOURCE: Banker & Tradesman: all residential transactions between \$25,000 and \$1,000,000

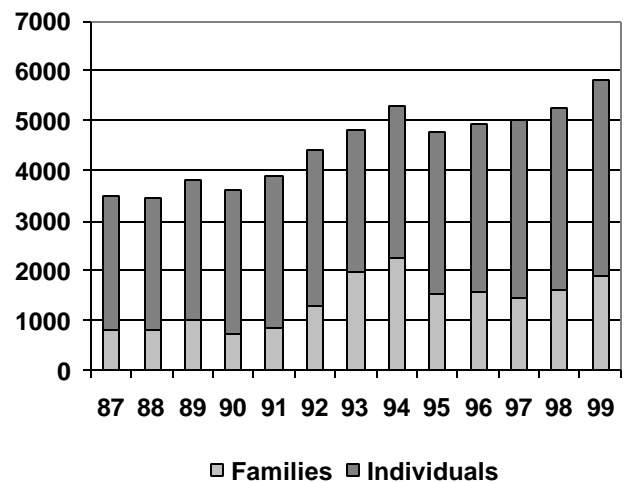
Public Housing: There are over 14,000 people on the waiting list for the 15,000 units owned by the Boston Housing Authority.

Homelessness: In 1999, Boston had a record number of homeless people -- 5820, exceeding the previous record of 5,299 set in 1994. Since 1997, the number of homeless people is up 16% and the number of homeless families is up 32%.

Condominium Conversions: In the 1990s 2,579 rental units were lost due to conversion to condominiums. The strong condo market of recent years indicates that this process will likely accelerate.

Artists: Boston's thriving arts community is increasingly being threatened as live-work spaces are lost to market forces and suitable new locations are more and more difficult to find.

BOSTON'S HOMELESS 1987-1999



Rental Housing Market: As vacancy rates have dropped, asking rents have increased dramatically. By mid-2000, an average 2-bedroom apartment in Boston was listing for \$1,448. That is a 59% over the \$909 listing price in 1995.

ADVERTISED ASKING RENTS IN BOSTON'S NEIGHBORHOODS 1995-2000

2-BEDROOM APARTMENT EXCLUDING UTILITIES

Neighborhood	1995	1999	Mid 2000	1995-1999	1995-2000
ALLSTON-BRIGHTON	\$893	\$1,275	\$1,350	43%	51%
BACK BAY BEACON HILL	\$1400	\$1,800	\$2,098	29%	50%
CENTRAL	\$1500	\$1,800	\$1,700	20%	13%
CHARLESTOWN	\$1200	\$1,500	\$1,500	25%	25%
DORCHESTER	\$675	\$975	\$1,125	44%	67%
EAST BOSTON	\$650	**	**	**	**
FENWAY/KENMORE	\$1,050	\$1,600	\$1,600	52%	52%
HYDE PARK	\$700	\$1,100	**	57%	**
JAMAICA PLAIN	\$775	\$1,200	\$1,200	55%	55%
MATTAPAN	\$688		**	**	**
ROSLINDALE	\$725	\$1,000	\$1,200	38%	66%
ROXBURY	\$688	\$1,100	**	60%	**
SOUTH BOSTON	\$825	\$1,300	\$1,300	58%	58%
SOUTH END	\$1,200	\$1,750	\$1,800	46%	50%
WEST ROXBURY	\$850	\$1,150	\$1,175	35%	38%
CITYWIDE*	\$909	\$1,334	\$1,448	47%	59%

Data Source: The Boston Globe apartment listings first Sunday of the month. Apartments that include utilities or parking in the monthly rent are not represented in this survey.

* Citywide asking rents are calculated by weighting the individual neighborhood asking rents by the size of rental stock in each neighborhood

** Insufficient data

BOSTON'S HOUSING NEEDS

From the American Housing Surveys in 1993 and 1998, the growing housing needs in Boston can be seen:

Housing Costs as % of Income in Boston 1993-1998

	1993	1998	Change	% Change
Renters				
<30% of Income	68,900	59,100	-9,800	-14.2%
30% - 49% of Income	40,500	35,300	-5,200	-12.8%
> 50% of Income	35,000	41,900	6,900	19.7%
TOTAL*	151,800	151,400	-400	-0.3%
Owners				
<30% of Income	34,300	52,500	18,200	53.1%
30% - 49% of Income	9,400	9,800	400	4.3%
> 50% of Income	10,900	12,500	1,600	14.7%
TOTAL*	66,200	77,100	10,900	16.5%
All				
<30% of Income	103,200	111,600	8,400	8.1%
30% - 49% of Income	49,900	45,100	-4,800	-9.6%
> 50% of Income	45,900	54,400	8,500	18.5%
TOTAL*	218,000	228,500	10,500	4.8%

* Totals include other categories such as payments not reported, no cash rent, \$0 or negative income

Data Source: American Housing Survey, U.S. Department of Census 1993, 1998

In the period between 1993 and 1998 when rents were deregulated, the number of renters with extreme housing cost burdens (over 50% of their income) increased by almost 7,000 households. That is a 20% increase at a time when the total number of renters in the city actually decreased slightly. For homeowners, they too, posted an increase in the number with extreme housing cost burdens from 10,900 owners to 12,500 owners. This increase of 15% is, however, proportional to the 16% growth in the number of homeowners during that time. These figures indicate the scale of Boston's housing needs, and illustrate why the City and the region will have to employ a series of strategies, including increasing resources devoted to housing production, to meet the demand.

ACTIONS TO MEET BOSTON'S HOUSING NEEDS

I. HOUSING PRODUCTION

GOAL- Increase the supply of housing by 7,500 new units over three years

Housing production goals are broken into three main areas:

- 1. City-assisted affordable housing production of 2,100 units**
- 2. Private market production of 4,300 units**
- 3. Public housing vacant units: reclaiming 1,100 units.**

CITY-ASSISTED AFFORDABLE HOUSING DEVELOPMENT: 2,100 New Units

The City will combine its real estate resources with federal, state and local funding sources to create 2,100 new units of affordable housing. A priority in this effort will be to ensure that the units created will serve people across the income spectrum. The City has an overall target of ensuring that at least 40% of the 2,100 newly created affordable units will also be affordable to low-income and homeless people, and another 40% of the units are affordable to moderate-income households.

PUBLIC HOUSING: 1,100 VACANT UNITS COME BACK ON LINE

Utilizing both preservation and production tools, Boston will focus intensive efforts on a key piece of city real estate, public housing. Boston's existing public housing resource is needed now more than ever. Using this resource to its full potential must be a central priority in the City's housing strategy.

Our strategy will **Rehabilitate and Re-occupy all 1,100 remaining Vacant BHA units.** Through a creative financing mechanism that uses City funds to leverage future Federal funding, the BHA will be able to raise the resources necessary to reclaim all 1,100 vacant public housing units over the next three years. These critically needed units will be affordable to the very lowest income households.

PRIVATE MARKET HOUSING DEVELOPMENT: 4,300 New Units

The private sector still has the vast majority of the property and resources that can be used to create new housing. These resources must be rallied to create new market-rate housing as quickly as possible. **The Mayor's 4,300-Unit Production Challenge** is a challenge to the development and academic community in Boston to produce 4,300 units of conventional or student housing over the next three years.

PRODUCTION STRATEGIES

In order to produce 7,500 units, the city will need not only new financial resources, but also a new way of doing business. The following strategies support and encourage for-profit developers and non-profit developers to build the housing necessary to meet our goals.

LAND FOR HOUSING

Scarcity of land for building housing has been an historical obstacle to production. We must make maximum use of all land resources, particularly ones that can create additional affordability. Unused land resources of *all* City agencies and other governmental entities will be evaluated for combined housing development potential. City-owned land can contribute to affordability by keeping acquisition costs low.

- ***Inventory of Publicly Held Land.*** The City has already reviewed all of its own land holdings and identified those that have housing development potential. This effort will be expanded to include an inventory of publicly-held properties, including air-rights in some cases, held by other governmental agencies such as MBTA, HUD, and the Commonwealth of Massachusetts. From this inventory, the City will target the most promising sites that can be combined with City-owned property to create larger development opportunities.
- ***Clarify Priority for Affordable Housing.*** For parcels taken by the City of Boston through foreclosure, the City will establish a clear set of guidelines that establishes an affordable housing priority for all sites that are physically suitable and zoned for housing development. Included in that priority policy will be a requirement that all net revenues received by the City from the sale of these properties for market-rate housing or non-housing uses must be invested by the City to create or preserve affordable housing at another site.
- ***1000 Parcels of Land Campaign:*** The City will make 1,000 parcels of City-owned land (most of which are small parcels) available for housing development. These parcels will be made available in several ways. Where larger sites can be assembled, they will be targeted primarily for affordable and mixed income development. Smaller, more scattered sites will be made available in packages for affordable housing development through the *Home Again* program. Individual house lots will be available at below-market prices to enable Boston residents to build their first home. Developers and potential homebuilders can find these properties on a new ***Land For Housing Website*** that will be up and running by the end of calendar 2000.
- ***Major Sites with Housing Development Potential:*** There are several significant sites in the city that have great potential for creating large numbers of units of housing. Many of these sites have equally large constraints that have made them difficult to get into development for many years. The housing potential that these sites represent require that the City focus its attention on resolving the development obstacles and getting as many of them as possible into productive use as housing. These sites include:
 - ***Mattapan Chronic Disease Hospital/Foley Building***
 - ***Border St. - Boston East Site***
 - ***South Boston Buffer Zone Housing***
 - ***Parcel C in Chinatown***
 - ***Boston State Hospital Lands (Housing Component)***
 - ***Barnes School (East Boston)***
 - ***Parcels 9 & 10***
 - ***Martin Luther King & Washington Street Site***
 - ***Parcel 3***

THE PROCESS: PLANNING, PERMITTING AND SITING REFORM

The city will support developers and institutions with better planning, permitting and siting processes. This will mean that housing production can occur faster and more efficiently. Incentive zoning and Main Street initiatives will open opportunity for more units.

- ***Expanded Planning for Development:*** The BRA will expand its planning capacity to better facilitate the housing development process.

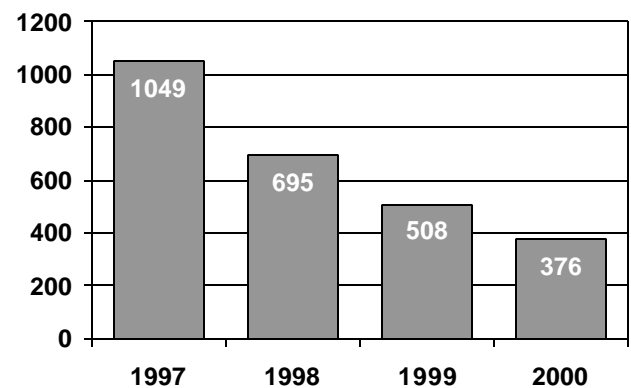
- **Expedited Permitting:** The City will use technology, legislative initiatives, and educational materials to further expedite the permitting process..
- **Expedited Community Review Process:** The City will create a new dynamic for community review and participation that will address legitimate community concerns while responding to developers' need for timelines and predictability.
- **Affordable and Supportive Housing Siting Policy:** The City will finalize a siting policy for affordable housing that will include policies and procedures for siting housing, including special needs housing.
- **Innovative Zoning Management:** The BRA will provide greater flexibility with zoning incentives that will support the development of new housing. These innovative zoning management tools may include:
 1. Density incentives to promote housing development in areas where higher density housing is appropriate
 2. Transit-oriented housing development incentives to encourage development of housing around transit nodes
 3. Zoning flexibility for adaptive reuse projects to encourage redevelopment of underutilized non-residential buildings
 4. Downtown housing zoning – to encourage development of higher density housing in traditionally non-residential areas
- **Main Street Housing:** Vacant spaces in the upper stories in Boston's neighborhood commercial districts present a unique opportunity to create new housing, such as artists housing, that also strengthens the business district with new customers.

ABANDONED AND VACANT HOUSING INITIATIVES

The City will intensify work on ongoing initiatives to bring units in vacant buildings back on line as affordable housing. These initiatives include:

- **Abandoned Buildings Campaign:** The City desperately needs the units now lying dormant in abandoned buildings. We will work to reduce residential abandonment by another 50% over the next three years (from 376 to 180 houses). Owners of abandoned properties will be offered technical and financial assistance.
- **Receiverships.** This is city-wide program brings abandoned housing units back online while at the same time ridding our neighborhoods of the blight that abandoned buildings create through strong and consistent legal enforcement actions.
- **Senior Vacant Apartments** Throughout Boston there are apartments in buildings owned by seniors that are left vacant for a wide variety of reasons. These seniors may have concerns about tenant problems and security or are simply facing diminishing physical ability to maintain the property. Often there are extensive repair needs but the owner has too limited an income to support any new debt. To address these needs, the City will provide repair financing that includes both below-market rate loans and deferred loans. The City will connect the senior with a reputable non-profit community-based property manager to help the senior with all aspects of rental housing management. The lower monthly payments enable the senior to rent out the apartment at affordable prices.

ABANDONED RESIDENTIAL PROPERTIES
IN BOSTON 1997-2000



II. HOUSING PRESERVATION

Goal: 10,000 Units preserved.

In addition to the current array of initiatives that the City already has underway to address these needs, the City will undertake several new initiatives and expand existing initiatives:

- **Housing Preservation Alliances:** Where tenants are threatened with displacement when their building is sold, the City will work with the tenants and local non-profits to purchase the property, ensuring long term affordability. In addition, the City will work with developers committed to rent reasonableness, to acquire property in transitional neighborhoods before the prices spiral out of reach. The City will call upon its public and private partners to develop financing tools that will allow developers and tenant groups to acquire small multi-family properties and take them out of the speculative market. This demonstration program has an initial goal of taking 1,000 units out of the speculative market and putting them into the hands of owners committed to maintaining affordable rents over the long term.
- **SHARP Housing Restructuring:** There are 2,712 housing units in Boston that were financed by the State in the latter 1980s under the State Housing Assistance for Rental Production program (SHARP). Of these, 1,242 are affordable to low and moderate-income families. These units are at risk of possible conversion to all market-rate housing. The City is committed to protecting its considerable investment in these properties and getting commitments from the State and MHFA that none of these units will be lost.
- **At-Risk Federally Financed Housing:** By the end of FY2003, 4,137 units of federally financed housing is at risk of losing its affordability because of expiring rent restrictions or Section 8 contracts. The City will work with property owners, resident groups and community groups to save at least 75% of these at-risk units. The City will need the help of the State and Federal government to preserve this federal stock of housing.
- **Homeowners:** The City will provide financial assistance to 3,000 lower income homeowners, many of whom are elderly. This assistance will help homeowners complete both general repairs and address life and safety issues. Homeowners of multifamily houses that are providing affordable rental apartments will also be eligible for financial assistance.
- **Employers Homeownership Challenge:** In this housing crisis, helping employees secure housing isn't just the right thing to do. It's good business. The City will issue a challenge to Boston's employers to participate in a new Demonstration Program that will utilize City funds to leverage contributions from private employers starting in FY2002. Target: 2,000 Boston renters becoming first time homeowners through City and private employer incentive programs.

HOUSING PRESERVATION SUMMARY FY2001-FY2003

PRESERVATION INITIATIVE	TARGET GOAL	PROPERTY TYPES	BENEFICIARIES
HOUSING PRESERVATION ALLIANCES	1,000	Smaller multi-family rental properties	Renters, primarily low and moderate income, faced with potential displacement.
AT-RISK FEDERALLY FINANCED HOUSING	3,100	Generally large multi-family buildings	Low and moderate income tenants
SHARP HOUSING RESTRUCTURING	1,242	Generally large multi-family buildings	Primarily low and moderate income tenants
PRESERVATION OF OWNER-OCCUPIED HOUSING	3,000	1-4 family homes in need of repair	Primarily elderly and low and moderate income homeowners
1 ST TIME HOME PURCHASE	2,000	1-3 family homes, condominiums	Renters who will become homeowners

COMMUNITY DEVELOPMENT PRIORITIES FOR FEDERAL FISCAL 2001

II. Neighborhood Economic Development

Boston's strong economy provides the best opportunity in many years to bring new economic strength to areas of the City that are not fully participating in the city's economic revival. Key elements in the Office of Business Development's FFY2001 strategy are: 1) Commercial Real Estate Development, 2) Boston's new Empowerment Zone, 3) Business Technical Assistance and 4) the Boston Main Streets program.

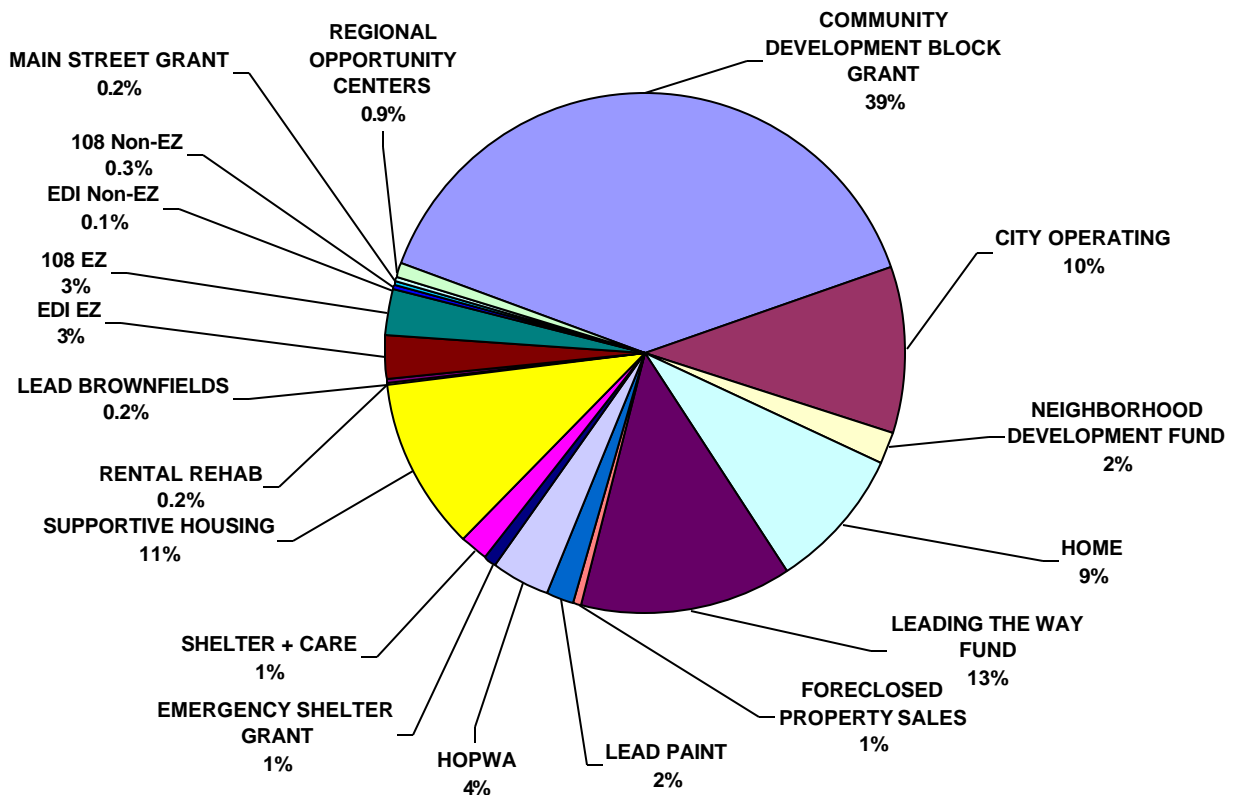
1. **COMMERCIAL REAL ESTATE DEVELOPMENT:** In FFY2001 the City will realize completion of several large-scale real estate and business loans/grants, and commitments to several more, as part of its responsibilities to Boston's Empowerment Zone. These include Laboure Center in South Boston, Modern Electroplating and the Department of Public Health's new headquarters in a rejuvenated Dudley Square, Grove Hall Mecca on Blue Hill Avenue and the Crosstown mixed-use development. The highly successful ReStore Boston program will continue its citywide coverage, providing 100 storefront improvements guided by good design.
2. **EMPOWERMENT ZONE.** In 1999, Boston received designation as one of HUD's new Empowerment Zone communities (EZ). While this Zone covers the same geographic area as Boston's former Enhanced Enterprise Community (EEC), the new designation brings substantial changes to the economic development strategy that will be used in the Zone. EEC resources focused primarily on real estate development, with \$22 million in Economic Development Initiative (EDI) grant funds matched with \$22 million in Section 108 loans guaranteed by the City's future CDBG revenues. Over the last four years, these funds have been used to support a variety of real estate development projects in the Zone. For FFY2001 there remains only \$2.5 million each of EDI and 108 funds to support real estate projects. In FFY2001 there will continue to be the shift toward the delivery of the new resources that come with an EZ designation. These resources are entirely human service resources for activities like job training, welfare to work services, that will be overseen by Boston Connects, Inc., a community-based non-profit organization specifically created for the delivery of Boston's Empowerment Zone resources.
3. **BUSINESS TECHNICAL ASSISTANCE:** The Small Business Resource Center, operated in conjunction the U.S. Small Business Administration, will continue to provide technical assistance create and sponsor workshops, conferences, public relations campaigns and publications. The annual Go Local Biz with the Greater Boston Chamber of Commerce, the monthly Small Business Round-Up, the annual Small Business Finance Expo will continue to bring training opportunities to local businesses, and bolster the image and investment opportunities in the city's neighborhood commercial areas
4. **BOSTON MAIN STREETS.** In the last fiscal year, Boston Main Streets achieved an important milestone with 19 fully operational Main Street districts. This substantially fulfills the commitment made in 1995 to create up to 20 Main Street districts in Boston. As such, the Main Streets initiative now moves to a new phase in its evolution -- moving from an emphasis on new district creation, to an emphasis on long term management and maintenance of the local Main Street organizations. Districts that were selected in the earliest rounds of the program have the new challenges of finding ways to become self-financing as the City's 4-year funding commitments begin to expire. In FFY2000 Boston Main Streets was awarded a special project grant from HUD to help it address these challenges. Developing successful strategies to ensure the long-term survival of these organizations will be continue to be a priority in FFY2001. Additionally the City is planning to open up the program to create new districts to be selected in FFY2001 and fully operational by FFY2002.

PROJECTED SOURCES OF FEDERAL FY2001 COMMUNITY DEVELOPMENT FUNDS

FFY2001 SOURCES OF FUNDING	AMOUNT	% TOTAL
Community Development Block Grant	\$34,513,514	39.1%
City of Boston Operating Funds	\$9,050,961	10.3%
Neighborhood Development Fund	\$1,727,000	2.0%
HOME Investment Partnerships	\$7,975,594	9.0%
Leading The Way Fund	\$11,367,345	12.9%
Foreclosed Property Sales	\$530,000	0.6%
Lead Paint Abatement	\$1,559,235	1.8%
Housing For Persons with AIDS (Metro Area)	\$3,107,000	3.5%
Emergency Shelter Grant	\$875,000	1.0%
Shelter Plus Care	\$1,234,200	1.4%
Supportive Housing Program	\$9,630,465	10.9%
Rental Rehab	\$140,000	0.2%
Lead Paint Brownfields	\$200,000	0.2%
EDI (Empowerment Zone)	\$2,500,000	2.8%
Section 108 (Empowerment Zone)	\$2,500,000	2.8%
EDI (Non Empowerment Zone)	\$125,000	0.1%
Section 108 (Non Empowerment Zone)	\$250,000	0.3%
Main Street Grant	\$200,000	0.2%
Regional Opportunity Centers	\$782,315	0.9%
TOTAL	\$88,267,629	100.0%

See notes on following pages for further explanatory notes about these funding sources

PROJECTED SOURCES OF FEDERAL FY2001 COMMUNITY DEVELOPMENT FUNDS



Descriptions and Explanatory Notes about Projected Federal Resources to be Available for FFY2001 Action Plan

HUD Community Planning & Development Formula Grants

- **Community Development Block Grant (CDBG):** HUD housing and community development program awarded by formula to eligible cities and states. The funds can be used for housing development, economic development, social services and other activities. In general, assisted activities must primarily benefit low and moderate income persons (households with incomes less than the national median income - about \$52,500 for a family of 4). Total projected resources include new grant allocation plus any unobligated funds from prior years plus program income (e.g. loan repayments).
- **HOME Investment Partnerships Program (HOME):** HUD housing development program awarded by formula to eligible cities and states. The funds can be used to develop rental or homeownership housing, and to provide operating assistance to Community Housing Development Organizations such as CDCs. The program primarily targets households with incomes at or below 60% of the area median. (about \$42,000 for a family of 4). Total projected resources include new grant allocation plus any unobligated funds from prior years plus program income (e.g. loan repayments).
- **Housing Opportunity for Persons With AIDS (HOPWA):** HUD program awarded by formula to states and central cities located in Metropolitan Areas with at least 1500 cumulative cases of AIDS. The funds may be used to provide housing assistance and supportive services for persons with AIDS anywhere in the Boston Metropolitan Area.
- **Emergency Shelter Grant (ESG):** HUD homeless assistance program awarded by formula to states and cities. The funds can be used to develop or rehabilitate emergency shelters, provide essential services, assist homeless prevention activities and assist with the operating costs of emergency shelters.

Other HUD Programs Administered by the City of Boston

- **Shelter Plus Care:** HUD homeless assistance program which provides tenant-based rental assistance for homeless persons with disabilities. Funds are awarded by national competition to Cities and States. The City plans to submit an application to HUD under the FY2001 funding round. The City's Shelter Plus Care application is an integral part of its FY2001 Action Plan.
- **Supportive Housing Program:** HUD homeless assistance program which provides funds to develop and operate supportive housing programs for homeless persons and for supportive services. Funds are awarded by national competition to Cities and States. The City plans to submit an application to HUD under the FY2001 funding round. The City's Supportive Housing application is an integral part of its FY2001 Action Plan.
- **Lead Paint Hazard Control:** HUD program which provides funding to abate lead paint in low-income housing. Funds are awarded by national competition. The City of Boston received a new grant last year and the funding shown in this Action Plan represents the portion of that grant that is expected to be utilized during FFY2001. As a grant recipient in FFY2000, the City is not eligible to apply for additional funds this year.
- **Lead Paint Brownfields:** HUD initiative to support local efforts to remove lead-based hazards from the soil in residential communities. Funds are awarded by national competition. Funding shown in this Action Plan represents that portion of a previous award that is expected to be utilized during FFY2001.

- **Economic Development Initiative (EDI):** HUD competitive program that provides grants or loans to support economic development projects. EDI funds must be used in conjunction with a Section 108 Loan (see below) in an amount no greater than the Section 108 loan amount. The City has two EDI allocations: one allocation is for use within Boston's Empowerment Zone, and another allocation for use outside the Empowerment Zone. Funding shown in this Action Plan represents those portions of two previous awards that are expected to be utilized during FFY2001.
- **Section 108 Loan Guarantees:** This program is operated in tandem with EDI funding. This program provides financing for economic development projects that is guaranteed by HUD. This guarantee is secured by the City of Boston by pledging future CDBG allocations to make debt service payments on any defaulting loans. The City has two Section 108 Loan allocations: one allocation is for use within Boston's Empowerment Zone, and another allocation for use outside the Empowerment Zone. Funding shown in this Action Plan represents those portions of two previous awards that are expected to be utilized during FFY2001.
- **Special Project Grant For Boston Main Streets.** In FFY2000 the City of Boston was awarded a \$500,000 special project grant to support its Boston Main Streets program. Funding shown in this Action Plan represents the portion of that award that is expected to be utilized during FFY2001.
- **Regional Opportunity Centers.** This HUD program provides funding to the Boston Fair Housing Commission MetroList program and a consortium of public housing authorities to support comprehensive counseling services to provide holders Section 8 Vouchers with greater metropolitan choice in housing. Funding awards for FFY2001 were not available at the time that this Action Plan was published, so the FFY2000 award has been used as a reasonable estimate of the FFY2001 funding level.

Descriptions of Other Resources (Non-Federal) Available for the FFY2001 Action Plan

City/Other Resources

- **City of Boston General Revenue (Operating Fund):** General City Operating Revenue is often used to support community development activities that cannot be funded through any of the other funding sources described above. These are often activities that are considered by the Federal and State governments as a normal local responsibility and as such, should be paid for through local resources. In addition, the City of Boston supports many housing activities not administered by the Department of Neighborhood Development from its Operating Fund. These activities include: 1) the Rental Housing Resource Center which gets 79% of its funding from non-Federal sources, 2) the Homeless Services Bureau of the Public Health Commission which operates the Long Island Shelter and Woods Mullen Shelter with a combination of Operating Funds and grants from other programs not listed above, 3) the Emergency Shelter Commission which depends almost exclusively on Operating Funds to support its operations, and 4) the Boston Fair Housing Commission which gets about 10% of its funding from the Operating Fund. Since the City FY2002 Budget had not been completed at the time this Action Plan was published, City FY2001 actual appropriations were used as a best estimate of the funding level for FFY2001., except where requested City FY2002 allocations were known.
- **Neighborhood Development Fund (NDF):** Program income from repayments of funds originally loaned under the former Urban Development Action Grant program. These funds are generally restricted to activities that are permitted in the CDBG program except that the National Objective requirements are no longer applicable.
- **Leading the Way Funds:** As part of its *Leading The Way* strategy, the City of Boston is raising \$30 million over three years to support the creation and preservation of affordable housing. In December of 2000, the Boston City Council authorized the first installment of this funding with an appropriation of \$13 million from the Surplus Property Fund (the fund where the City deposits the proceeds from the sales of surplus municipal properties). In FFY2001 the City is expecting to receive another \$12 - \$13 million from the sale of 154 Berkeley St.. that is currently under a Purchase & Sale Agreement. This Action Plan shows what the City projects to utilize from this fund during FFY2001. It is important to note that the second installment of these funds have not yet been received by the City, nor have

they been appropriated by the Boston City Council. The figures provided in this Action Plan are provided to better inform the public about the *potential* uses of these funds in FFY2001, but final funding levels will not be known until the funds are formally appropriated by City Council.

- **Foreclosed Property Sales Revenues:** An additional provision of the *Leading The Way* strategy is a new dedicated revenue source for housing – all of the proceeds resulting from the sale of foreclosed properties will be used for affordable housing during the period CityFY2001-2003. The figures provided in this Action Plan are estimates for FFY2001 revenues based on the current pipeline of properties for sale, and are subject to change depending on market conditions and unforeseen community issues that could effect prices and timelines. Additionally, these funds will require a Special Appropriation from the Boston City Council before they can be made available for housing which may also result in changes in the projected funding levels and uses. As with the Leading The Way Fund, the figures provided in this Action Plan are provided to better inform the public about the *potential* uses of these funds in FFY2001, but final funding levels will not be known until the funds are formally appropriated by City Council.

ADDITIONAL COMMUNITY DEVELOPMENT RESOURCES NOT INCLUDED IN THIS DRAFT ACTION PLAN

In addition to those listed above, the City of Boston expects to have access to additional resources for its community development initiatives. These resources are not included in this Action Plan at this time for a number of reasons. These reasons include:

1. **COMPETITIVE ALLOCATIONS:** Some Federal, State and Local funds are awarded based on funding competitions. Often these funds are awarded to specific projects or programs. As such, the City cannot reasonably estimate the amount of funds to be received from specific competitive funding rounds.
2. **PROJECT-BASED AWARDS:** In some cases, the City of Boston is not the recipient of the funding, but rather the project sponsor directly receives the funds for a specific project.
3. **PENDING FUNDING AUTHORIZATIONS:** Some sources of funding have not yet been authorized by the governing entity that controls these funds. As such, the City cannot yet reasonably estimate how much, if any, of these funds will be available in FFY2001.

Some very significant funding sources that the City of Boston expect to utilize in FFY2001 that are not currently included in the Action Plan are:

1. **LINKAGE FUNDS:** the housing revenues generated by Boston's Linkage program are controlled by a governing body called the Neighborhood Housing Trust (NHT). This entity controls all funding decisions, and generally allocates funds to specific projects, or groups of projects. Typically, the NHT funds between \$2 million and \$4 million in projects annually.
2. **INCLUSIONARY DEVELOPMENT POLICY REVENUES:** In February 2000, Mayor Menino enacted an Inclusionary Development Policy that requires developers of market-rate housing (with 10 or more units) to include at least 10% affordable units in their development. This policy also has a provision that enables developers, with the permission of the Boston Redevelopment Authority, to make an alternative cash payment of \$52,000 times 15% of the project's units to support the creation of affordable housing at another site. While it is expected that some of these revenues *may* be available in FFY2001, this revenue source is, as yet, too new to be reliably incorporated into the City's Action Plan.

3. **FEDERAL & STATE TAX CREDITS:** the Commonwealth of Massachusetts controls the allocation of Federal Low-Income Housing Tax Credits, with funding decisions generally based on competitive project evaluations. While the City depends heavily on these tax credits for the development of affordable rental housing, it does not control the decision-making process. The Commonwealth also has its own new form of Low-Income Housing Tax credits that will be allocated in a similar manner to the Federal program.
4. **EMPOWERMENT ZONE FUNDING:** Unlike the Economic Development Initiative (EDI) and Section 108 funds that are directly administered by the City of Boston, Empowerment Zone human service funds will be directly allocated to Boston Connects, Inc., the non-profit corporation specifically created to manage the delivery of the new Empowerment Zone resources. This organization will have responsibility for the planning and allocation of all human service funds awarded to it by HUD.
5. **SECTION 202 ELDERLY HOUSING:** Funds for this program are awarded on the basis of a regional competition.
6. **CASUALTY & LIFE INSURANCE FUNDS:** As a condition for receiving favorable tax treatment from the State, the casualty insurance industry and the life insurance industry have committed to making \$100 million each in below market investments in housing & community development initiatives. Again, individual projects will be applying for funding through this initiative.
7. **STATE HOME FUNDING.** The Commonwealth of Massachusetts funds projects in the City of Boston using its own HOME funds that generally must be matched at least equally with City HOME funds. In years past, the State has given the City multi-year commitments that the City can then plan for in its annual Action Plan. Currently, projects are funded on a case-by-case basis, so the City can no longer reliably predict the availability of State HOME funds.
8. **STATE AFFORDABLE HOUSING TRUST:** A new state resource which will make available \$100 million for affordable housing development state-wide over the next 5 years (\$20 million per year). It is expected that this funding will be competitive and that the first awards will be received in FFY2001.
9. **BOND-FINANCED STATE HOUSING PROGRAMS:** The Governor's current budget request proposes a \$460 million bond-financed housing program that will be disbursed at a rate of \$100 million per year. In addition to significant funding for rehabilitation of State public housing, funding would also be made available through several State programs to support the development and rehabilitation of affordable housing. At the time this Action Plan was produced, this Bond Bill had not yet been voted on by the State Legislature.

ADDITIONAL POTENTIAL RESOURCES FROM HUD REQUIRING CERTIFICATIONS FROM THE CITY OF BOSTON

The FY2001 Action Plan covers those HUD resources awarded directly to the City on a non-competitive or formula basis or for which the City plans to apply for directly. In addition to those resources, many of our projects and programs may also utilize other HUD funds for which the City does not apply directly such as the Section 202 Elderly Housing Program.

Non-City organizations planning to apply to the U.S. Department of Housing and Urban Development for projects or programs in Boston under HUD's FY2001 Super NOFA competitions generally are required by HUD to obtain a Certification of Consistency with the City's Consolidated Plan and may be required to obtain a Certification of Consistency with the City's Empowerment Zone Strategic Plan and/or to demonstrate how the project addresses the City's Analysis of Impediments and Fair Housing Plan. In general, the City encourages appropriate applications under all of HUD's competitive programs. However, in order to facilitate the coordination and timely review of requests for such certifications, the City requires applicants to complete a Certification Application and to submit the Application to the city not less than 30-days before the HUD application deadline for the program under which the organization is applying. Certification Application packages may be obtained between the hours of 9:00 a.m. – 5:00 p.m., Monday through Friday, at the Bid Counter of the Department of Neighborhood Development, 26 Court Street, 10th floor or by calling the Bid Counter at 635-4828. For FY2001, these deadlines are as shown in the chart on the following page:

CITY CERTIFICATION AND HUD APPLICATION DEADLINES

HUD Program	HUD App. Deadline	COB Cert Deadline
HOPWA Competitive - renewals	4/24/01	3/27/01
Section 8 Family Self Suff. Cord.	4/25/01	3/27/01
Fair Housing - Educ. & Outreach	5/2/01	4/2/01
Fair Housing - Private Enforcement	5/2/01	4/2/01
Fair Housing - Organizations Init.	5/2/01	4/2/01
Housing Counseling	5/3/01	4/3/01
Section 8/Designated Housing Plans	5/16/01	4/17/01
Lead Paint Hazard Control	5/17/01	4/17/01
Healthy Homes Research	5/17/01	4/17/01
Healthy Homes Demo & Educ.	5/17/01	4/17/01
CHDO TA	5/22/01	4/23/01
HOME TA	5/22/01	4/23/01
McKinney-Vento Homeless TA	5/22/01	4/23/01
HOPWA TA	5/22/01	4/23/01
Brownfields Economic Development	5/22/01	4/23/01
Multi Family Drug Elimination	5/23/01	4/23/01
ROSS - Res. Management	5/24/01	4/24/01
ROSS - Capacity Building	5/24/01	4/24/01
Section 202 - Elderly Housing	5/25/01	4/25/01
Section 811 - Disabilities Housing	5/25/01	4/25/01
Self-Help Homeownership (SHOP)	5/29/01	4/30/01
Youthbuild	5/30/01	4/30/01
Continuum of Care Homeless Asst.	5/31/01	5/1/01
Comm. Outreach Partners (COPC)	6/1/01	5/2/01
HOPWA Competitive - new requests	6/13/01	5/14/01
Section 8/Multifamily Developments	6/15/01	5/16/01
Drug Elimination - New Approach	6/19/01	5/21/01
Assisted Living Conversion Program	6/21/01	5/22/01
Serv. Coord. Multifamily Housing	6/21/01	5/22/01
HOPE-6 Revitalization	6/22/01	5/23/01
Section 8/Designated Housing App.	6/24/01	5/25/01
ROSS - Res. Serv. Delivery	6/26/01	5/29/01
ROSS - Res. Serv. Coord (Renewals)	6/26/01	5/29/01
Economic Development Initiative	7/6/01	6/6/01
HOPE-6 Demolition	7/10/01	6/11/01
Section 8/Mainstream	7/20/01	6/20/01

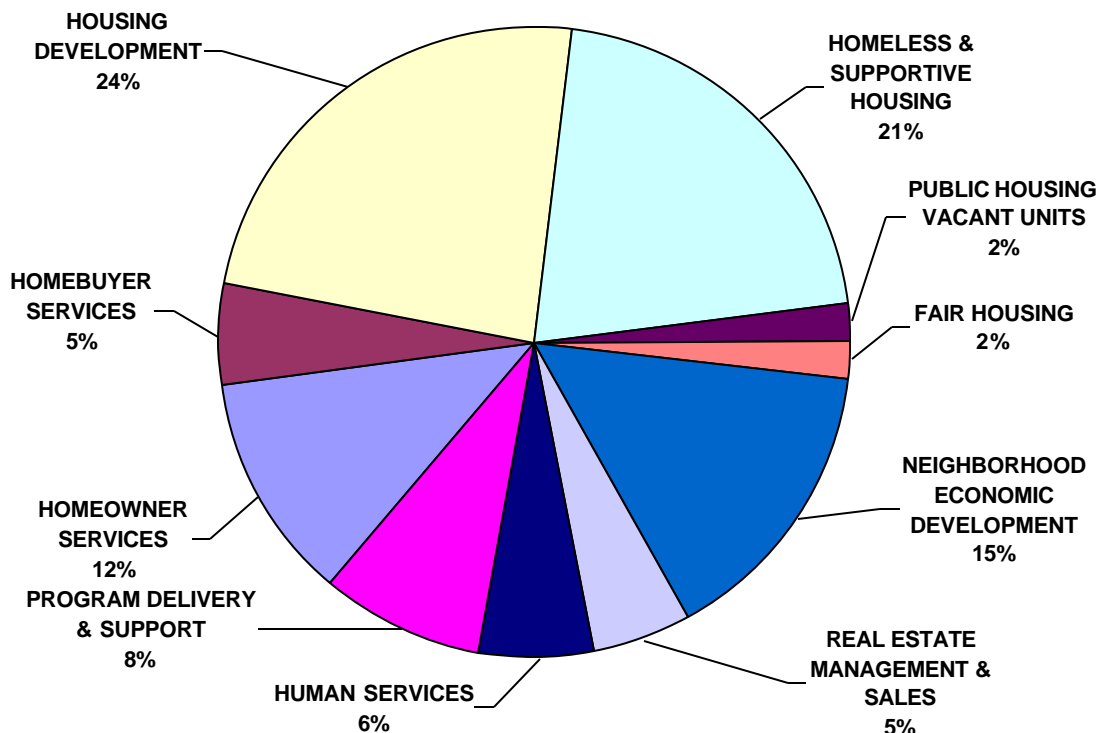
The following is a list of the projects and programs which have requested certifications of consistency to date. We welcome your comments on these proposed projects. Applications which have been granted a certification of consistency are considered an integral part of the City's FFY2001 Action Plan. Additional applications will be added as additional certification requests are received and approved.

PLANNED APPLICATIONS TO HUD UNDER FY2001 'SUPERNOFA'		
HUD Program	Applicant	Description of Proposed Project/Program
Housing Opportunities for Persons With AIDS (renewal)	AIDS Housing Corporation	The AIDS Housing Corporation is planning to apply to HUD for a \$1,043,635 HOPWA renewal grant to continue the existing HOPWA-funded SHARE 2000 program. SHARE 2000 is a supportive services collaborative serving persons with AIDS in Boston, Cambridge, Somerville, Chelsea and Arlington. The collaborative consists of four Boston –based agencies, the AIDS Action Committee, the Justice Resource Institute, the Mass. Coalition for the Homeless, and Victory programs, Inc.
Section 8 Family Self Sufficiency Coordinators	None to date	
Fair Housing Programs	None to date	
Housing Counseling Program	None to date	
Hope VI - Revitalization of Severely Distressed Public Housing	Boston Housing Authority	Maverick (East Boston) BHA will apply for up to \$35 million to demolish 413 existing units and rebuild approximately 280-290 units on site, provide capital subsidy for the development of additional off-site units and to provide social services for Maverick residents.
Continuum of Care Homeless Assistance Programs <ul style="list-style-type: none"> • Shelter Plus Care Program • Supportive Housing Program • Section 8 Moderate Rehabilitation for SROs 	City of Boston Department of Neighborhood Development (DND)	In conjunction with its non-profit partners, DND plans to apply for approximately \$2 million for new Shelter Plus Care programs and 3.5 million to renew existing Shelter Plus Care programs. The amount for the Supportive Housing Program request is still in the planning stage. The City does not anticipate applying for Section 8/SRO funding at this time.

PROPOSED USES OF FEDERAL FY2001 COMMUNITY DEVELOPMENT FUNDS

PROGRAM	FUNDING
HOMEOWNER SERVICES	\$ 10,327,337
HOMEBUYER SERVICES	\$ 4,685,306
HOUSING DEVELOPMENT	\$ 21,106,741
HOMELESS & SUPPORTIVE HOUSING	\$ 18,628,987
PUBLIC HOUSING VACANT UNITS	\$ 1,714,654
FAIR HOUSING	\$ 1,610,923
NEIGHBORHOOD ECONOMIC DEVELOPMENT	\$ 13,201,738
REAL ESTATE MANAGEMENT & SALES	\$ 4,564,145
HUMAN SERVICES	\$ 5,082,201
PROGRAM DELIVERY & SUPPORT	\$ 7,345,597
TOTAL FFY2001	\$ 88,267,629

PROPOSED USES OF FFY2001 COMMUNITY DEVELOPMENT RESOURCES



FEDERAL FY2001 PROPOSED ACTION PLAN PROGRAM DESCRIPTIONS ACCOMPLISHMENTS SUMMARY

INTRODUCTION

The following describes the various programs and services that the City of Boston proposes to support with the resources described in this Draft Action Plan. This year's Draft Action Plan provides more information than in previous years to better enable the public to understand the activities that the City proposes to undertake. This additional information includes 1) proposed funding levels for each program and 2) telephone numbers and City of Boston Website addresses that the public can use to get additional information about how the programs operate and how the public can directly participate in the services funded here.

INCOME ELIGIBILITY

Differing funding sources and programs have specific income eligibility restrictions. The following table is provided to enable the public to understand how these income restrictions (expressed usually as a percent of the metropolitan area median income) translate to actual annual income levels for various household sizes.

Income Limit	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons
30% of median	\$14,700	\$16,800	\$18,900	\$21,000	\$22,700	\$24,350
50% of median	\$24,500	\$28,000	\$31,500	\$35,000	\$37,800	\$40,600
60% of median (HOME Program)	\$29,400	\$33,600	\$37,800	\$42,000	\$45,400	\$48,700
CDBG low-mod (1)	\$36,750	\$42,000	\$47,250	\$52,500	\$56,700	\$60,900
80% of median	\$39,200	\$44,800	\$50,400	\$56,000	\$60,480	\$64,960
95% of median	\$46,550	\$53,200	\$59,850	\$66,500	\$71,820	\$77,140
100% of median	\$49,000	\$56,000	\$63,000	\$70,000	\$75,600	\$81,200
120% of median	\$58,800	\$67,200	\$75,600	\$84,000	\$90,800	\$97,400

1) CDBG limits are currently capped at and based on the national median income of \$52,5200.

ELIGIBILITY FOR CITY EMPLOYEES

Historically, the Department of Neighborhood Development has prohibited all of its employees from participating in homeowner and homebuyer programs operated by the agency. Recognizing that the cost of housing can have a serious impact on City employees with residency requirements, the Department reviewed that policy to determine if some of its employees may be permitted to participate in some program services. After extensive consultation with the regional office of the U.S. Department of Housing and Urban Development, it was determined that many categories of DND employees do not represent any conflict of interest since their job responsibilities do not influence in any way the outcome of these housing programs. DND has therefore established a review process under which the City and HUD will evaluate individual requests from DND employees to participate in homeowner and homebuyer programs. Where DND certifies and HUD approves, employees with no conflict of interest will be permitted to participate in the homebuyer and homeowner services programs operated by DND. Additionally, the City has agreed to provide public disclosure about any DND employee that participates in these programs. A copy of the most current list of participating employees will always be available for public review at DND's Bid Counter, 10th Floor, 26 Court St, Boston MA 02108. It is expected that this policy will be fully implemented by the beginning of the FFY2001 program year.

SERVICES FOR HOMEOWNERS

Existing Homeowner Rehabilitation

This program provides a combination of grants, discount financing and technical assistance to help Boston's homeowners make needed improvements to their properties. There are 8 components:

- 1) **HomeWorks**: Grants for one-third of the cost of repairs up to \$4,000, for small scale rehabilitation projects in owner-occupied 1-4 unit buildings;
- 2) **HomeWorks PRO (Purchase-Rehab Option)**: Grants for one half of the costs up to \$5,000 to homebuyers who purchase deteriorated properties that need health and safety repairs.
- 3) **Senior Home Repair**: Community-based elder service organizations are funded to provide small (generally under \$500; maximum of \$1,000) home repair services and technical assistance to income-eligible senior homeowners.
- 4) **Senior Emergency Repairs**: Emergency grants of up to a maximum of \$8,000 per project to assist senior citizens with rehabilitation issues that are of an immediate threat to their health and safety.
- 5) **Senior Home Rehab**: Deferred loans (average of \$15,000 per unit and \$25,000 per unit maximum) for lower income senior citizens to undertake moderate rehabilitation projects.
- 6) **Residential Development**: Grants to homebuyers who purchase abandoned city-owned properties. The grant covers the gap (an average of \$40,000 per unit) between the cost of redevelopment and the maximum amount that the homebuyer can borrow and/or the appraised value of the property.
- 7) **1-4 Family Housing**: This component provides conditional grants to eight Boston CDCs to rehabilitate abandoned or severely deteriorated 1-4 family buildings in strategically targeted areas for first-time homeownership.
- 8) **Vacant Apartments Initiative**: This program augments the Senior Home Rehab program by providing additional funds for each vacant unit brought back on line (additional \$15,000 per vacant unit).

Projected Accomplishments FFY01: 1,131 Housing Units

Proposed Funding: \$8,807,128.

Location: All components are available citywide but have income restrictions, and in the case of Seniors programs, age eligibility requirements. To enable the public to better understand the geographic distribution of these programs, Reference Map 1 shows the geographic distribution of the two major program categories (HomeWorks programs and Seniors programs) in the most recent program year. The geographic distribution of the Residential Development Program and the 1-4 Family Housing program is directly related to the availability of vacant residential buildings, the distribution of which is shown in Reference Map 2.

More Information: call (617) 635-3892, or visit the City of Boston Website at:

http://www.cityofboston.gov/dnd/1_HomeCenter.asp

Lead Paint Abatement Program

This program provides loans and grants to owners of properties ranging from 1-4 units. Loans are 0% deferred loans. Owner occupants are also entitled to apply for grants. In addition, this program funds non-profits to administer state-funded lead abatement loans for up to 75 units of housing in 1-4 family properties. Also, short-term relocation will be required if deleading occurs in an occupied unit.

Projected Accomplishments FFY01: 106 housing units.

Proposed Funding: \$1,520,209

Location: While the program is available citywide, it can be expected that participation will closely follow the distribution lead exposure cases as shown in Reference Map 3.

More Information: call (617) 635-0190, or visit the City of Boston Website at

http://www.cityofboston.gov/dnd/B_Lead_Safe_Information.asp

SERVICES SERVICES FOR HOMEBUYERS

Homebuyer Technical Assistance

This program has three components to serve homebuyers & homeowners: Information, education/counseling and foreclosure prevention.

- 1) **Information:** is provided through program marketing, public awareness efforts and the Boston Home Center, a one stop information center. That center has been enhanced through the addition of new "Neighborhood Home Center" and a "Don't Borrow Trouble" campaign, which is bringing information directly to the neighborhoods;
- 2) **Educational/Counseling:** is provided to low and moderate income households to enable them to become more successful homebuyers and/or homeowners. Courses, such as "Homebuying 101", "Multilingual Homebuying 101", and "Homeowner 201", are provided through contracts with various agencies and has been enhanced by the addition of "Condo buying 102" and "Purchase-Rehab 103".
- 3) **Foreclosure Prevention:** prevents or minimizes the negative impacts of foreclosure for low and moderate-income households through education, counseling, and intervention services. Included in this component is the new *Don't Borrow Trouble!* Initiative that educates Boston's homeowners about the perils of unscrupulous 2nd mortgage lenders. These services are provided through contracts with various community-based agencies.

Projected Accomplishments FFY2001: 140 courses and seminars, 200 informational events.

Proposed Funding FFY2001: \$578,037

Location: Citywide. Open Enrollment to all for courses and seminars. Foreclosure prevention services are limited to owner-occupant homeowners.

More Information: call (617) 635-HOME, or visit the City of Boston Website at

http://www.cityofboston.gov/dnd/1_HomeCenter.asp

Homebuyer Financial Assistance

This program has seven components.

- 1) **The Boston HOME Certificate Program:** provides certificates to graduates of approved homebuying courses. These Certificates are redeemed for downpayment and/or closing costs through participating mortgage lenders. Households up to 120% of the area median income are eligible through a partnership with the Boston Local Development Corporation.
- 2) **Soft Second Interest Subsidies Program:** provides grants to reduce the mortgage interest payment for the first ten years of the loan. They are provided to households at or below 80% of metropolitan area median income through partnerships with local lenders that offer these special reduced rate loans
- 3) **Mortgage Principal Subsidies:** are provided to households up to 80% of median income that are purchasing targeted DND-funded homes. They reduce the mortgage to an amount affordable to the target market.
- 4) **Matched Savings Grants:** are provided to encourage and assist low and moderate income households save money toward a down payment for a home
- 5) **Program Marketing:** this component aggressively promotes the use of the program in areas where homeownership is low and significant homeownership development is underway.
- 6) **Three Decker Purchase Program:** this initiative, new in FFY01 as part of the *Leading The Way* plan offers purchase price buydown subsidies to enable moderate-income buyers previously priced out of the market to purchase a three-decker, with a long term affordability restriction on one of the rental units
- 7) **Employer Assisted Housing:** grants to match funds provided by employers to enable their employees to purchase a first home in Boston.

Projected Accomplishments FFY2001: 405 homebuyers assisted

Proposed Funding FFY2001: \$4,107,269

Location: Citywide. Projects are selected on a rolling basis, with service levels depending primarily on income. Reference Map 4 shows the distribution of Homebuyer Financial Assistance beneficiaries during the most recent calendar year

More Information: call (617) 635-HOME (4663), or visit the City of Boston Website at http://www.cityofboston.gov/dnd/1_HomeCenter.asp

HOUSING DEVELOPMENT SERVICES

Homeownership Development

The program provides loans to for-profit and non-profit developers to create first-time homeownership opportunities primarily for low and moderate-income families as well as some middle income families. The program involves both new construction and rehabilitation of 1-4 family buildings. The program may also provide City-owned parcels of land. The program consists of three components:

- 1) The Ownership Development RFP: competitive funding rounds that solicit projects to create new ownership opportunities through the new construction of homes or the rehabilitation of 1-4 family buildings.
- 2) The Home Again Land Initiative: through an extensive community process, the program supports the creation of clusters of single-family homes that are newly constructed on larger parcels or clusters of City-owned vacant land located in various Boston neighborhoods. The homes are for sale as moderate-income, middle-income and market rate first-time homebuyer opportunities
- 3) Ten Most Wanted Drug Dens/Abandoned Housing (Ownership): this initiative targets, shuts down, and rehabilitates buildings that have become locations of serious illegal drug activity or that have been long abandoned and identified for intervention by the City's Abandoned Housing Initiative. Most of these properties are 1-4 family residential buildings that are rehabilitated by a developer and sold to low or moderate income first-time homebuyers

Projected Accomplishments FFY2001: 200 housing units funded

Proposed Funding FFY2001: \$4,699,775

Location: It is projected that the geographic distribution of program activities will reflect the following factors: 1) the Home Again component depends on the availability of City-owned land, the geographic distribution of which is shown in Reference Map 5; 2) experience has shown that drug houses in the Ten Most Wanted component track closely with the geographic distribution of abandoned houses as shown in Reference Map 2; 3) Homeownership Development is an open, competitive process that will have broad citywide geographic distribution.

More Information: call (617) 635-0397, or visit the City of Boston Website at http://www.cityofboston.gov/dnd/1_Hsg.asp

Rental Housing Preservation

This program provides loans to for-profit and non-profit developers to preserve affordable rental units for low- and moderate-income households through rehabilitation of existing buildings. Additionally, this program also provides financing to preserve affordable housing in developments where tenants are at risk of displacement due to expiring use restrictions or expiring development subsidies. It consists of two components:

- 1) The Rental Development RFP: this is a competitive funding round for the production and preservation of rental housing that selects multifamily rental and coop projects to fund. Decisions are made in conjunction with the State's consolidated funding round for State HOME funds, Low-Income Housing Tax Credits, and State Housing Stabilization Funds;
- 2) Hidden Assets: this component provides open enrollment funding for investor-owned multifamily rental projects located throughout the city. This component calls for significantly lower funding caps

than the RFP component and requires more moderate levels of rehabilitation while providing deeper subsidies for more extensive rehabilitation

In addition, the Rental Housing Preservation program works with owners of SHARP-financed and Federally-financed housing to preserve affordable units that would otherwise be lost through owner opt-outs, expiring Section 8 contracts, or SHARP financing restructuring.

Projected Accomplishments FFY2001: 600 housing units funded; 2,171 SHARP/Federal EUR Units Preserved.

Proposed Funding FFY2001: \$6,719,269

Location: Eligible rental preservation projects are found throughout the city, and consequently it is expected that this program will have a very wide geographic distribution.

More Information: call (617) 635-0362, or visit the City of Boston Website at http://www.cityofboston.gov/dnd/1_Hsg.asp

Tenants at Risk Program

This program supports low and moderate income residents of HUD-financed multifamily rental properties to preserve their buildings, maintain their affordable rents, and build their resident communities. It is focused on three main categories: Demonstration Disposition, Expiring Use, and rental properties supported by long-term Section 8 project-based contracts. Residents in these properties are “at risk”, to varying degrees, of dislocation, severe rent increases, substandard physical conditions, and dangerous social conditions. The program works through a technical assistance provider, the Community Economic Development Assistance Corp. (CEDAC) to provide tenant organizing, organizational development, and development consulting services to residents in these properties. This assistance enables residents to participate meaningfully in redevelopment and financial stabilization decisions that directly affect them. In addition to the technical assistance, CEDAC provides pre-development funding to these organizations to establish and ensure the feasibility of the projects

Projected Accomplishments FFY2001: 20 organizations assisted

Proposed Funding FFY2001: \$244,651

Location: Tenant groups from all neighborhoods are eligible for assistance through this program.

More Information: call (617) 635-0306, or visit the City of Boston Website at http://www.cityofboston.gov/dnd/1_Hsg.asp

Rental Housing Production

This program provides loans to for-profit and non-profit developers to create affordable rental units for low- and moderate-income households through new construction and rehabilitation of existing buildings. It consists of three components:

- 1) the Rental Development RFP: this is a competitive funding round for the production and preservation of rental housing that selects multifamily rental and coop projects to fund. Decisions are made in conjunction with the State’s consolidated funding round for State HOME funds, Low-Income Housing Tax Credits, and State Housing Stabilization Funds;
- 2) Elderly Housing: this component generally involves projects seeking Federal Section 202 funding from HUD to create affordable housing for the elderly and assisted living populations;
- 3) Ten Most Wanted Drug Dens/Abandoned Housing (Rental Housing): this component involves properties identified through the TMW Task force or the Abandoned Housing Initiative for acquisition and rehabilitation by a developer to be used as affordable housing for low and moderate-income tenants.

Projected Accomplishments FFY2001: 411 housing units.

Proposed Funding FFY2001: \$7,212,346

Location: Eligible rental development projects are found throughout the city, and consequently it is expected that this program will have a very wide geographic distribution.

More Information: call (617) 635-0362, or visit the City of Boston Website at http://www.cityofboston.gov/dnd/1_Hsg.asp

Public Housing Vacant Units

This program uses City funds in combination with Federal and State public housing rehabilitation funds to return all remaining 1,100 vacant public housing units to productive use over a 3-year period. This is a new initiative resulting from the *Leading The Way* housing plan.

Projected Accomplishments FFY2001: 320 units funded

Proposed Funding FFY2001: \$1,714,654

Location: While vacant units will be reclaimed in developments throughout the city, these funds will be primarily used at the Cathedral, Bickford St., Heath Street and Washington Beech developments.

CHDO Operating Assistance Program

This program provides funds to pay operating expenses of Community Housing Development Organizations (CHDO) engaged in the development of HOME-eligible housing. Although individual contracts are signed between DND and the 12 CHDOs involved, the program is administered by staff of the Neighborhood Development Support Collaborative (NDSC) which is composed of representatives from local foundations engaged in the funding of neighborhood development activities. DND sits on the board of the directors of the NDSC, and helps guide program decisions.

Projected Accomplishments FFY2001: 12 Organizations

Proposed Funding FFY2001: \$458,853

Location: Citywide.

More Information: call (617) 635-0306

Rental Housing Resource Center

The program provides a wide range of housing counseling, search and referral services designed to help low and moderate income persons, especially vulnerable populations such as the elderly and persons with AIDS, to obtain or retain affordable rental housing. Emphasis is placed on matching their needs with appropriate affordable housing opportunities developed by the City. The Rental Housing Resource Center also provides mediation services and technical assistance to tenants and landlords. The housing counseling services are provided directly and through a network of 5 community-based non-profit organizations.

Projected Accomplishments FFY2001: Housing Counseling Component: 1,000 households receiving services, 325 placements

Proposed Funding FFY2001: \$1,005,751

Location: Citywide: lower income persons, regardless of neighborhood of residence, can access the services of this program.

More information available on the Web at: <http://www.cityofboston.gov/rentalhousing>

Grassroots Program

This program funds the development of community gardens and other non-profit owned open space, primarily in support of DND-funded housing activity. The program provides grant funds, city-owned land, and technical assistance to neighborhood groups and non-profits that want to organize, develop, own, manage and maintain community open space in the neighborhoods. Typically, projects are funded in two phases. First, a small planning grant is provided. Second, construction funds are committed for a DND-approved garden plan. The program funds up to 75% of construction costs, with the balance coming from residents and non-profit organizations. Frequently, this neighborhood match takes the form of donated materials and volunteer labor. Funding decisions are made through a competitive RFP. Funding is provided for both new and existing community gardens and parks. No CDBG funds are used for on-going maintenance at these properties.

Projected Accomplishments FFY2001: 12 open space projects funded.

Proposed Funding FFY2001: \$766,096

Location: Projects are selected through a competitive process. It is expected that most projects will be located within the boundaries defined in Reference Map 6 as having 51% or more low- and moderate-income households that will benefit from the open space development. In occasional cases, where it can be demonstrated that the project will eliminate a neighborhood blight (such as a vacant lot) or where the specific clientele of the open space project can be shown to be lower income, projects may be located outside this geographic area.

More Information: call (617) 635-0203, or visit the City of Boston Website at

http://www.cityofboston.gov/dnd/1_Hsg.asp

HOMELESS AND SUPPORTIVE HOUSING SERVICES

Homeless & Supportive Housing Programs

This program provides housing-related services to special needs populations. It consists of two components:

- 1) The Housing for the Homeless component consists of four federal McKinney Act funded programs: a) the Supportive Housing Program (SHP), b) Shelter Plus Care (S+C), c) Section 8 Moderate Rehabilitation, and d) the Emergency Shelter Grant (ESG) program. SHP funds transitional housing, permanent housing for homeless persons with disabilities and supportive services. S+C provides rental assistance to disabled homeless individuals. Sec. 8 Moderate rehabilitation finances the developments of SROs for single homeless adults through rental assistance contracts. ESG funds homeless services, homelessness prevention services, and operating expenses for homeless shelters. In addition, the City of Boston Rental assistance Fund provides short term rental assistance and stabilization services and the Emergency Fire Fund will provide assistance to households whose homes have been destroyed by fire.

Projected Accomplishments FFY2001: 865 households or individuals receiving housing/services; 83 organizations receiving emergency or housing grants.

Proposed Funding FFY2001: \$12,209,578

Location: Citywide.

More Information: call (617) 635-0247 or on the Web at

http://www.cityofboston.gov/dnd/D_Housing_Programs.asp

In addition to the resources provided through Federal sources, the City of Boston also provides resources to address the needs of the Homeless. These resources include:

Emergency Shelter Commission

The Emergency Shelter Commission coordinates the City's various efforts to provide comprehensive services for the homeless. These services include conducting the annual homeless census, monitoring shelter capacity, coordinating food drives and managing the Mayor's Homeless Planning Committee.

Projected outcomes FFY2001: 5,570 persons accessing shelter services; 251,892 meals served

Proposed funding FFY2001: \$435,262

Public Health Commission:

Among its many other public health responsibilities, the Public Health Commission operates a Homeless Services Bureau that includes the operation of the 400-bed Long Island Shelter, the 100-bed Long Island Annex, psychiatric nursing services, transitional support services and the Woods Mullen Shelter.

Projected outcomes FFY2001: Shelter services for 500 homeless

Proposed funding FFY2001: \$4,109,499

- 2) Housing For Persons With AIDS. This program provides housing related services to persons with HIV/AIDS. The housing for Persons With AIDS program uses HOPWA funds primarily to provide tenant-based rental assistance and supportive services to persons with AIDS.

Projected Accomplishments FFY2001: 273 persons with AIDS receiving housing/services, and 600 receiving counseling/placement

Proposed Funding FFY2001: \$1,874,648

Location: Services for persons with AIDS are provided on a metropolitan area basis as shown in Reference Map 7. More Information: call (617) 635-0247, or visit the City of Boston Website

http://www.cityofboston.gov/dnd/1_Hsg.asp

NEIGHBORHOOD ECONOMIC DEVELOPMENT

Boston Main Streets Program

Boston Main Streets is a partnership of the City of Boston and the National Main Street Center of the National Trust for Historic Preservation to provide four types of assistance to support the efforts of organized neighborhood groups to revitalize their neighborhood business district -- design assistance to improve the appearance of the commercial district, organizing assistance to build neighborhood partnerships, marketing assistance to promote the commercial district, and assistance with recruiting new businesses, diversifying the business mix and making improvements to the district's commercial buildings. City funds are used to develop the capacity of local Main Street organizations by 1) providing matching grants for 4 years for a local Main Street program manager, 2) providing grants for technical assistance. In addition, program funds will be used for matching grants for small-scale rehabilitation projects, for public facility improvements and for business district promotional services. Funds will also be used for program-wide marketing and promotion.

Projected Accomplishments FFY2001: 19 Main Street organizations assisted, 100 jobs created/retained

Proposed Funding FFY2001: \$2,289,774

Location: Reference Map 8 shows the locations of the currently designated Main Street districts.

More Information: call Emily Haber (617) 635-0293, or visit the Boston Main Streets Website at

<http://www.bostonmainstreets.com>

ReStore Program

The ReStore program provides a one to one match loan and grant (maximum of \$7,000 per storefront) for moderate to substantial exterior and/or façade improvements for businesses in the neighborhood commercial cores identified by the Boston Main Streets Program, Business Managers, the Boston Empowerment Center and the Mayor's Office. This is a city-wide program.

Projected Accomplishments FFY2001: 100 storefronts improved

Proposed Funding FFY2001: \$1,312,411

Location: Program will be available citywide. As shown in Reference Map 9, projects located in low-moderate income trade areas will show how the storefront improvements will benefit area residents, while outside these areas, projects must not only show benefits to area residents but must also create/retain jobs suitable for low-moderate income households.

More Information: call Ed Wallace (617) 635-0402, or visit the City of Boston Website at

http://www.cityofboston.gov/dnd/OBD/G_ReStore_Boston.asp

Commercial Real Estate Development

This program provides non-conventional loans to cover the gap (“but for” lending) between the amount of financing needed for an economic development project and the amount that conventional lenders can underwrite. Decisions are based on cashflow, collateral, management, equity, and public benefit. Terms and conditions of the loan are flexible as long as the project can demonstrate some type of repayment during the life of the project. Real Estate loans are provided to economic development projects that involve the acquisition, construction or rehabilitation of real property. Business loans are provided to support economic development by financing the purchase of equipment, fixtures, inventory, leasehold improvements and working capital. Further, the program may provide grants and loans to non-profit educational and community institutions for limited capital improvements. Funds are not provided to religious organizations but may be provided to faith-based organizations for non-religious purposes. A new initiative in FFY01 will facilitate the development of formerly City-owned sites to encourage the creation of mixed-use developments in Main Street areas and in other commercial sections of the city.

Projected Accomplishments FFY2001: 400 jobs created/retained; 12 businesses created/retained serving low/mod areas

Proposed Funding FFY2001: \$7,388,365

Location: Citywide availability with projects selected on a rolling basis. Priority area for service is the Empowerment Zone. See Reference Map 10 for the geographic boundaries of Boston's EZ.

More Information: call Keith Hunt (617) 635-0418.

Business Technical Assistance Team

This program provides managerial technical assistance services to businesses which demonstrate a financial need for a variety of business services. These services include financial management, bookkeeping, inventory management and control, marketing, design assistance, etc. The Neighborhood Business Managers are responsible for recommending and implementing a suitable scope of services for specific businesses.

Projected Accomplishments FFY2001: 75 businesses

Proposed Funding FFY2001: \$606,509

Location: Program will be available citywide. As shown in Reference Map 9, projects located in low-moderate income trade areas must either show how the strengthened business will benefit area residents or create jobs suitable for low-moderate income households. Outside these areas, projects must create/retain jobs suitable for low-moderate income households.

More Information: call Michael Grace (617) 445-3413, or visit the City of Boston Website at http://www.cityofboston.gov/dnd/obd/G_OBD_Business_Assistance_Team.asp.

Business Recruitment

This program enables the City of Boston – DND to be pro active in the attracting of new businesses to the City through marketing, public relations and the provision of direct financial assistance to small businesses in the form of loans, loan guarantees or grants for reimbursements of relocation/expansion expenses including working capital, equipment purchases and other relocation related costs. The program includes preparing strategic marketing materials about economic opportunities available in Boston's neighborhood business districts, identifying potential businesses that could take advantage of those opportunities and recruiting those businesses to available and appropriate sites. The program gives priority to working with the Boston Main Streets Districts, Boston's Empowerment Zone and the Blue Hill Avenue area to support the comprehensive neighborhood revitalization efforts of those three programs. This program is managed by the Boston Business Assistance Team.

Projected Accomplishments FFY2001: 23 businesses recruited and 35 jobs created or retained

Proposed Funding FFY2000: \$593,930

Location: Citywide availability. Recruited businesses will either provide necessary services for residents in the low-moderate income trade area as shown in Reference Map 9, or will create jobs suitable for low-moderate income households citywide.

More Information: call Michael Grace (617) 445-3413, or visit the City of Boston Website at http://www.cityofboston.gov/dnd/obd/G_OBD_Business_Assistance_Team.asp.

Partners with Non-Profits Program

This program provides flexible grants to community-based non-profit businesses. These grants are used to physically enhance the infrastructure of the facilities of the non-profit, which serves their immediate community. Awards are made annually based on a competitive RFP process. Additionally, matching grants of up to \$2,500 may be provided to community groups to implement community service projects. This program serves low and moderate income residents or clients.

Projected Accomplishments FFY2001: 37 grants awarded for facility improvements

Proposed Funding FFY2001: \$816,609

Location: Citywide availability with projects selected primarily by competitive Request for Proposals. Since, due to the nature of services provided by these organizations, most community-based organizations serve primarily low and moderate-income residents regardless of geographic location, a broad citywide distribution of activities can be expected.

More Information: call John Lynch (617) 635-0328.

Boston Empowerment Center

The Boston Empowerment Center brings together Federal, State and City economic development services along with the private financial and technical resources and houses them together in the single location. This enables client business to access a large variety of technical and financial services at a single location. Services include SBA 'One-Stop' and City-funded technical assistance and referrals, Boston Local Development Corporation (BLDC) loans and bond-financed loans from the Boston Industrial Development Finance Agency (BIDFA).

Projected Accomplishments FFY2001: 1,500 businesses provided with technical and referral services.

Proposed Funding FFY2001: \$194,140

Location: Services are available to businesses citywide.

More Information: call the Boston Empowerment Center (617) 445-3413. Or on the Web at: http://www.cityofboston.gov/dnd/OBD/1_Empowerment.asp

REAL ESTATE MANAGEMENT & SALES

Property Disposition

This program has two components: a building disposition component and a land disposition component. The building component sells city-owned tax-foreclosed and surplus municipal properties to owners who will rehabilitate the properties and put them back in service, eliminating blight and generating sales and property tax revenues for the City. Properties are sold at market rates through RFPs. Limited funding is also provided to complete repairs to abandoned buildings slated for re-occupancy in order to facilitate sales. The land component is designed to reduce urban blight by encouraging landscaping and private development of City-owned properties, returning property to the tax rolls, and reducing public costs for maintaining vacant land. The land component has five sub-components: 1) REDI - this sub-component sells commercial and residential land through a competitive proposal process; 2) Yard Sale- this component sells smaller lots or undevelopable parcels to abutting owners and encourages private maintenance and improvements and provides ownership opportunities to neighborhood residents; 3) Boston Home Sites offers buildable house lots to individuals or small builders who want to build a house to live in or to sell to a homebuyer; 4) Open Space (generally to local community groups); and 5)

Commercial Lots sub-component. Finally, funds will be used to reimburse HUD for a percentage of CDBG funds used for the disposition of property. In addition, DND transfers ownership of properties to other City of Boston agencies for municipal use.

Projected Accomplishments FFY2001: sell 20 buildings, 154 land parcels and transfer 5 sites.

Proposed Funding FFY2001: \$1,070,081

Location: Citywide. The projected locations for the building component is Reference Map 2. The geographic distribution of the land disposition component is best represented by the concentrations of City-owned vacant land shown in Reference Map 5.

More Information: call (617) 635-0465/635-0567, or visit the City of Boston Website at

http://www.cityofboston.gov/dnd/1_Real_Estate.asp.

Property Management Program

The program allows the City to address needed emergency repairs, such as boarding, to prevent illegal entry of city-owned properties recently acquired through tax foreclosure. Repairs are done to maintain the integrity of the structure and to maintain the habitability of occupied units. Upon completions of the repairs, the properties will comply with all health and safety codes. Relocation of residents will be undertaken pursuant to the City's Optional Relocation Policy or the Uniform Relocation Act, as applicable. The enhanced land management component transforms blighted properties, with no planned redevelopment, into community open spaces. Enhancement includes hydroseeding and installing mulch. No CDBG funds are used for ongoing maintenance at these properties.

Projected Accomplishments FFY2001: 150 repair projects and clean/fence 440 lots

Proposed Funding FFY2001: \$1,870,327

Location: Citywide. This program depends entirely on the results of the property tax foreclosure process. Reference Map 11 shows the distribution of severely tax delinquent properties; this serves as the best available predictor of where the newly foreclosed properties will be located.

More Information: call (617) 635-0347/0498, or visit the City of Boston Website at

http://www.cityofboston.gov/dnd/N_Building_Management.asp

Demolition Program

This program demolishes key blighted properties (public and private) which pose a threat to the public safety or those identified by residents as eyesores in their neighborhoods. The building to be demolished will be vacant and will have been deemed infeasible for rehabilitation.

Projected Accomplishments FFY2001: demolition of 10 properties

Proposed Funding FFY2001: \$583,668

Location: Citywide. Reference Map 2 shows the geographic distribution of abandoned buildings in Boston as of 1999.

More Information: call (617) 635-0498.

Environmental Abatement Program

Work under the Environmental Assessment/Remediation Program includes assessment and remediation of releases, threats of releases of oil and/or other hazardous material (OHM) on City-owned buildings and land obtained through tax-foreclosure or disposition as surplus properties. DND-REMS provides direction and oversight to environmental consultants during identification and remediation of City-owned properties that pose an existing or potential risk of harm to human health, public safety, or the environment. Work tasks include establishing site history, past and current storage and uses of OHM, and conduct of remedial response actions for identified OHM. For releases to M.G.L. 21E and the Massachusetts Contingency Plan (MCP), the services of a Licensed Site Professional (LSP) are required to ensure response actions are conducted in accordance with the MCP. New in FFY2001, using funds raised from the sale of foreclosed properties, this program will clean up environmentally damaged sites that are planned for housing development as part of the City's *Leading The Way* plan.

Projected Accomplishments FFY2001: Test 25 sites; abate 4 sites

Proposed Funding FFY2001: \$928,941

Location: Citywide. This program depends entirely on the results of the property tax foreclosure process. Reference Map 11 shows the distribution of severely tax delinquent properties; this serves as the best available predictor of where the newly foreclosed properties will be located.

More Information: call (617) 635-0103.

Project Pride/Drug Control Program

Project Pride combats illegal drug activity on City-owned and privately owned abandoned properties by boarding and securing drug-related buildings city-wide and, on occasion, cleaning and securing vacant lots in areas prone to drug activity. The work is performed by Suffolk County House of Corrections inmates and the City's Project Pride program provides the materials. CDBG funds are not used for ongoing maintenance of these properties.

Projected Accomplishments FY2001: Secure 60 properties.

Proposed Funding FFY2001: \$111,128

Location: Reference Map 2 shows the geographic distribution of abandoned buildings in Boston as of 1999.

More Information: call (617) 635-0498.

HUMAN SERVICES

All Human Services Programs are managed by the Boston Redevelopment Authority's Division of Jobs and Community Services. FFY2001 is the second year of a two-year funding cycle for these programs. Funding allocations are therefore expected to be the same as FFY2000.

Projected Accomplishments FFY2001: 18,050 clients served

Proposed Funding FFY2001: \$5,082,201

The following program descriptions are provided to better inform the public about the types of human services to be funded.

Child Care Program

Programs provide low and moderate-income residents of Boston with high quality accessible and affordable child care for children up to school-age. These services allow parents to pursue education, job training or employment with the assurances that their children are being well cared for. The addition of CDBG funding to the network of day care providers allows for the expansion and improvement of services, increased availability of services and a substantial increase in the accessibility of services to low-income parents

Projected Accomplishments FFY2001: 1,000 people

Location: Citywide.

More Information: call (617) 635-5233.

Youth Services Program

Youth programs offer low- and moderate-income Boston youth activities such as socialization, recreation and instructional programs for disadvantaged youth, sports leagues, summer camp, cultural enrichment and awareness, music appreciation, arts and crafts, after-school tutoring, peer group counseling and programming and pre-teen employment.

Projected Accomplishments FFY2001: 9,000 youth

Location: Citywide.

More Information: call (617) 635-5233

Social Services Programs

Social Services programs provide low- and moderate-income Boston residents with a broad range of services, including alcohol and substance abuse counseling, job readiness and training, and services for the homeless. The programs recognize the importance of approaches that incorporate a range of activities and methods from advocacy and referral to therapeutic psychological counseling. Programs are located at health centers, community centers, emergency shelters and senior service centers. The CDBG-funded programs target low- and moderate-income families, racial and linguistic minorities, the disabled, elderly, and veterans. The social services program includes three components: 1) Counseling, Outreach, Referral and Advocacy, 2) Social Services for Senior Citizens, and 3) Stabilization Services for Homeless Persons.

Projected Accomplishments FFY2001: 7,000 people

Location: Citywide.

More Information: call (617) 635-5233

Special Education and Training

This initiative is designed to offer ESL and ABE instruction using a “distance learning” model, whereby telecommunications technology such as videos and computer-based-learning are used to complement classroom instruction for those who are not able to participate in more traditional adult education programs.

Projected Accomplishments for FFY2001: 500 people

Location: Citywide.

More Information: call (617) 635-5233.

Adult Literacy Initiative Program

This initiative is part of a broader effort coordinated with the Commonwealth of Massachusetts Department of Education to provide educationally disadvantaged adults – age 16 and older with free and public access to adult basic education (ABE) services. Services provided are Adult Basic Education (ABE) programs and programs with a specific focus such as family literacy, native language literacy, homeless education and workplace education.

Projected Accomplishments for FFY2000: 550 people

Location: Citywide.

More Information: call (617) 635-5244.

FAIR HOUSING

Boston Fair Housing Commission

The Boston Fair Housing Commission (BFHC) oversees the implementation of the City's Fair Housing Plan based on the Analysis of Impediments to Fair Housing. The Commission affirmatively furthers fair housing, primarily through four programs:

1. Investigation and Enforcement: investigates, mediates, and settles discrimination complaints, and ensures that fair housing laws are enforced.
2. Regional Mobility Counseling: through MetroList and Regional Opportunity Counseling Program (ROC), provides low- and moderate- income households with housing counseling services and housing search resources in order to enable them to explore their housing options throughout the metropolitan area.
3. Affirmative Marketing: oversees outreach and advertising of government-assisted rental and sales housing of five units or more to promote equal housing opportunity, and to attract households who would not normally apply for the housing because of its location.
4. Education and Outreach: informs Boston residents and persons doing business with the City of their fair housing rights and responsibilities, and of the services and facilities available to them.

Projected Accomplishments FFY2001: 500 households served, 12 Affirmative Marketing Plans approved.

Proposed Funding FFY2001: \$1,610,923

Location: Citywide

More Information: call (617) 625-4408

PROGRAM DELIVERY AND SUPPORT SERVICES

Program Development

This program provides timely and strategic research analysis, resource development (fundraising, grantwriting), management and program delivery strategies, new program development, maps and reports to support the delivery of all of DND's neighborhood development programs. These services are also made available to DND's development partners including community-based organizations and other City agencies. Reports, maps and other publications produced by this program (including this Draft Action Plan) are routinely made available to the public through the City's website as listed below.

Proposed Funding FFY2001: \$792,744

More Information: call (617) 635-0259, or visit the City of Boston Website at http://www.cityofboston.gov/dnd/U_Reports_and_Maps.asp

Administration & Program Management

This program provides oversight and management of the department and coordination of all departmental administrative and financial issues. Additionally, the program management function provides support to the program delivery divisions.

Proposed Funding FFY2001: \$6,552,853

More Information: call (617) 635-0259

GEOGRAPHIC SERVICE DELIVERY AREA MAPS

Most programs described in this Draft Action Plan are available citywide and project eligibility depends on the individual characteristics of the beneficiaries, and not on geographic location. The City of Boston also recognizes that, depending on the nature of the program's activity, it is also very likely that program services will not be uniformly distributed around the City. For example, a program that rehabilitates abandoned buildings will be most active in areas of the city with the greatest concentration of abandoned buildings.

To enable citizens to reasonably judge how a program will most likely effect their neighborhood, the following Geographic Service Area maps have been provided that show where program activities are most likely to occur. In some cases, such as the HomeWorks program, historical distributions of program activities is the best predictor of future program activities. In other cases, such as Real Estate Management Services (that provides property management services to recently-foreclosed properties) the geographic distribution of heavily tax-delinquent properties is the best predictor of where new foreclosures will occur, and therefore where program services will occur.

These maps are keyed to the Program Descriptions found earlier in this document.